

Knightsen Town Advisory Council



Andrew Steudle, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500**

Andrew Steudle, Chair
Karen Reyna, Vice Chair
Kim Carone, Councilmember
Erin Clancy-Mathias, Councilmember
Maria Jehs, Councilmember

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

Knightsen TAC AGENDA

**Tuesday, July 20, 2021
7:30p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Knightsen Town Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

**Dial In: (888) 278-0254
Conference code: 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3603?html=true>

The Knightsen Town Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Knightsen Community Services District
- e. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the TAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the TAC or a member of the public prior to the time the TAC votes on the motion to adopt.

- a. APPROVE Draft Record of Actions – June 15, 2021

6. Presentations

- a. None.

7. Items for Action and/or Discussion

- a. Agency Comment Request LP21-2021: Applicant requests approval of a land use permit to establish recreational activities (Baseball and Basketball) including hosting events on site, construction of a 3,000 sq.ft. metal structure, and new lights surrounding the facility. (*Applicant, Travis Cleland*)
- b. Discuss BNSF Eucalyptus trees on Knightsen Avenue
- c. Discuss ideas for future community events

8. Committee Reports/Member Reports

- a. Code Enforcement

9. Correspondence (R= Received S=Sent)

- a. R-06/30/21 County Zoning Administrator Agenda for July 7, 2021
- b. R-06/23/21 Notice of Public Hearing for July 7, 2021
- c. R-06/14/21 Revised County Planning Commission Meeting for July 14, 2021
- d. R-07/15/21 County Zoning Administrator Agenda for July 19, 2021

10. Future Agenda Items

Knightsen Heritage Tree
Party Ordinance

11. Adjourn

Knightsen Town Advisory Council



Andrew Steudle, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

7:31 p.m.
June 15, 2021

MEMBERS PRESENT: Chair Kim Carone, Vice Chair Andrew Steudle, and Councilmember Karen Reyna

MEMBERS ABSENT: Councilmember Maria Jehs

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Reyna. Second made by Steudle. Motion carried: 3-0. AYES: Carone, Reyna and Steudle.

PUBLIC COMMENT:

Trish Bello-Kunkel – Supports Fireworks Ordinance; requesting the TAC to address parties within the community.

Knightsen Superintendent – requesting a correction to the Record of Actions as it pertains to Corn Dog Tuesday. Corn Dog Tuesdays funds goes towards the Facility Use Funds, not the pool.

Teresa W. – On-going parties needs to be addresses.

John Gonzales – The owner of Sonja's would love to have a community event when / if she opens the bar. It would be great to know if the Heritage Tree is healthy. The major complainer across the street from the tree has sold her house and moved to Oregon. The community swimming pool has received block grants in the past and used park dedication fees for its operation. I'm sure there is money in the Park Dedication fees account. Someone has to apply to get it. The school usually does this since they run the Park, but they have a new Superintendent.

Paul Kunkel – The public has input on Future Agenda items.

Cecilia T. – Speeders on Curlew Connex and something needs to be done about the stop sign.

AGENCY REPORTS:

a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of May.

Trish Bello-Kunkel – Do residents contact the emergency or non-emergency line to report parties.

Karen Reyna – Hearing lots of fireworks but don't know where they're coming from. How do you address that?

b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of May.

Trish Bello-Kunkel – Thank you for all you do.

Cecilia T. – Thank you.

c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of May and discussed the potential merge with Con Fire. Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities.

Paul Kunkel – If Oakley's Fireworks fines are \$1000, can the County do the same?

Al Bello – New fire station by Sandmound just sitting there. Can't it be used? Brush pile permits and inspections are going cause more problems.

d. **Knightsen Town Community Services District:** Chair, Trish Bello-Kunkel reported the KTCSd held a meeting June 3rd. The second draft of the community survey coming in the near future. Next meeting is July 1st.

e. **Office of Supervisor Diane Burgis:** Lea Castleberry provided an update on Covid-19 and Fireworks Ordinance.

Karen Reyna: Do we have an update on the Heritage Tree?

CONSENT ITEMS:

a. **Approval of the Draft Record May 18, 2021:** Amend item (d) under Items for Discussion to reflect "Knightsen School hosts Corn Dog Tuesday and those funds go towards the Facility Use Funds, not the pool". Amend the Adjournment to remove "The March Knightsen TAC meeting will be cancelled". Motion to accept the changes and approve made by Reyna. Second made by Carone. Motion Carried: 3-0. AYES: Carone, Reyna, and Steudle.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Downtown Knightsen Beautification:** Chairman Steudle reported the project is complete.
- b. **Discuss ideas for future community events:** The Knightsen School Pool was discussed, and the Parent Teacher Club is reviewing bids for the pool. County Environmental Health will assist with the review process. The Superintendent noted prevailing wages are making this project difficult to fund. There may be a connection between the pool and park that may qualify the use of Park Dedication Funds for pool repair.

PRESENTATIONS:

- a. None.

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** Councilmember Carone discussed status of the hemp farms; how to submit a compliant to County Code Enforcement and the Sheriff's Department for parties within the community.

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-10/18/20 Letter from Knightsen resident Paul Kunkel
- b. R-10/21/20 Letter from Knightsen resident Paul Kunkel
- c. R-10/26/20 Email from Knightsen resident Paul Kunkel
- d. S-10/28/20 Letter to the Contra Costa County Board of Supervisors
- e. S-10/28/20 Letter to the Garaventa Enterprises, Inc.
- f. R-10/23/20 County Planning Commission Cancellation Notice for October 28, 2020
- g. R-10/26/20 Letter from Knightsen resident Paul Kunkel
- h. R-10/29/20 Contra Costa County Zoning Administrator Agenda for November 2, 2020
- i. R-10/26/20 Notice of Public Hearing for November 2, 2020
- j. R-11/12/20 Contra Costa County Zoning Administrator Agenda for November 16, 2020
- k. R-11/12/20 County Planning Commission Agenda for November 18, 2020
- l. R-12/01/20 Contra Costa County Zoning Administrator Agenda for December 7, 2020
- m. R-11/23/20 County Planning Commission Agenda for December 9, 2020
- n. R-12/16/20 Contra Costa County Zoning Administrator Agenda for December 21, 2020
- o. R-12/16/20 Notice of Public Hearing for January 4, 2021
- p. R-12/16/20 Notice of Public Hearing for January 4, 2021
- q. R-12/22/20 Contra Costa County Zoning Administrator Agenda for January 4, 2021
- r. R-01/04/21 County Planning Commission Cancellation Notice for January 13, 2021
- s. R-01/11/21 Letter from Knightsen residents Paul Kunkel & Trish Bello-Kunkel, Albert Bello and Rick & Theresa Wessler in regards to agenda item 7.a.
- t. R-01/14/21 Contra Costa County Zoning Administrator Agenda for January 6 20, 2021

Public Comment:

Trish Bello-Kunkel – I want to thank Lori Abreu and all those addressing the parties.

FUTURE AGENDA ITEMS

Ordinance for Parties

ADJOURMENT

There being no further business before the Knightsen Town Advisory Council, Chair Steudle adjourned the meeting at 8:35pm. The next regularly scheduled Knightsen Town Advisory Council meeting on July 20, 2021 at 7:30p.m. and location to be determined due to Covid-19.

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

DISTRIBUTION
INTERNAL
☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
APC PW Staff County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services (1 Full-size + 3 email Contacts)
☒ Traffic
Flood Control (Full-size) Special Districts

LOCAL

☒ Fire District East Contra Costa

San Ramon Valley – (email) rwendel@srvfire.ca.gov

Consolidated – (email) fire@cccfd.org

☒ East CCC – (email) brodriguez@cccfd.org

Sanitary District _____

Water District _____

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crocker CSD

☒ MAC/TAC Knightsen TAC

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Check consistency with Delta Plan

Please submit your comments to:

Project Planner Margaret Mitchell

Phone # 925-655-2875

E-mail margaret.mitchell@dcd.cccounty.us

County File # LP21-2021

Prior to July 28, 2021

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # _____

60-dBA Noise Control

CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



Planning Application

Department of Conservation and Development
Community Development Division

30 Muir Road
Martinez, CA 94553
(925) 674-7200

www.cccounty.us

PROJECT DATA

Total Parcel Size: _____
Proposed Number of Units: _____
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

<input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU	<input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY	<input type="checkbox"/> REZONING
<input type="checkbox"/> ADMINISTRATIVE REVIEW (former Redevelopment Area)	<input checked="" type="checkbox"/> LAND USE PERMIT	<input type="checkbox"/> TREE PERMIT
<input type="checkbox"/> CERTIFICATE OF COMPLIANCE	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> COMPLIANCE REVIEW	<input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION	<input type="checkbox"/> WIRELESS _____
<input type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PLANNING CONSIDERATION	OTHER _____

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: TRAVIS W. CLELAND
ADDRESS: 101 KITE HAWK LANE
CITY, STATE: BRENTWOOD, CA. ZIP: 94513
PHONE #: (510) 715-1631 cell
EMAIL: tcleland@btroof.com

APPLICANT (MAIN CONTACT INFORMATION)

NAME: _____
ADDRESS: _____
CITY, STATE: _____ ZIP: _____
PHONE #: _____
EMAIL: _____

☒ I am the property owner and hereby authorize the filing of this application.

☐ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: [Signature]

SIGNATURE: _____

Project Description and Location:

HAVING A BASEBALL FIELD & BASKETBALL COURT WITH LIGHTS
FOR 10, 11 & 12 YEAR OLD KIDS/TEAMS TO USE FOR FREE.

*****FOR OFFICE USE ONLY*****

Project Description:

THE APPLICANT REQUESTS APPROVAL OF A LAND USE PERMIT TO ESTABLISH RECREATIONAL
ACTIVITIES (BASEBALL AND BASKETBALL INCLUDING HOSTING EVENTS ON SITE, CONSTRUCTION OF A 3,000 SQFT
METAL STRUCTURE, AND NEW LIGHTS SURROUNDING THE FACILITY.

Property Description:

PCL MAP 75 PG 30PCL D

☐ Housing Inventory Site





	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 015-010-055
Area: <u>BRENTWOOD</u>	*CDD Base Fee/Deposit	\$ <u>5,500</u>	S-	Site Address: <u>101 KITE HAWK LANE</u>
Fire District: <u>EAST CO CO FIRE</u>	*Additional CDD Base Fee/Deposit	\$	S-	Zoning District: <u>A-2</u>
Sphere of Influence:	*PW Base Fee/Deposit	\$	S-	General Plan: <u>AL</u>
Flood Zone:	Late Filing Penalty (+50% of above if applicable)	\$ <u>2,750</u>	S-066	Census Tract: <u>3031.03</u>
x-ref Files:	Notification Fee	<u>\$30.00</u>	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>BIRF20-00544</u>	Fish & Game Posting (if not CEQA exempt)	<u>\$75.00</u>	S-048	Supervisory District: <u>3</u>
	Environmental Health Dept.	<u>\$57.00</u>	5884	Received By: <u>EVERETT LOUIE</u>
Concurrent Files:	TOTAL	\$ <u>8,412</u>		Date Filed: <u>6/28/2021</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: <u>CDLP21-02021</u>

APPLICATION SUBMITTAL ON REVERSE

101 Kite Hawk Lane - Aerial Map



Legend

-  Board of Supervisors' Districts
-  City Limits
-  Unincorporated
-  Streets
-  Building Outlines
-  Assessment Parcels
-  World Imagery
-  Low Resolution 15m Imagery
-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery
-  Citations

Notes

Contra Costa County -DOIT GIS



1: 4,514

0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

101 Kite Hawk Lane - Zoning Map



Legend

Board of Supervisors' Districts

City Limits

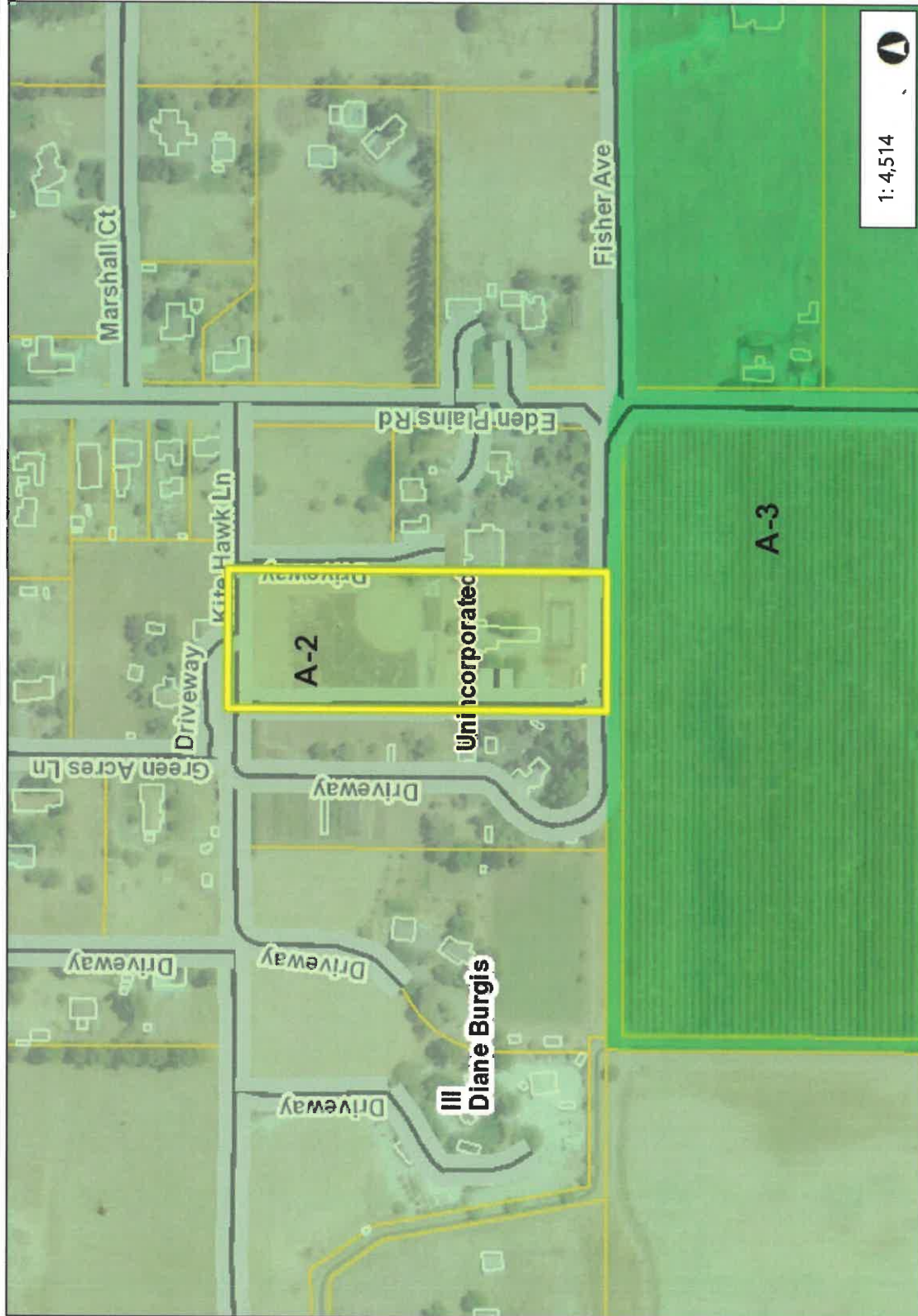
Unincorporated

Zoning

- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A
- R-6 -SD-1 (Slope Density Hillside I
- R-6 -TOV -K (Tree Obstruction and
- R-6, -UE (Urban Farm Animal Exc
- R-6 -X (Railroad Corridor Combinat
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinat
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and F
- R-40, -UE (Urban Farm Animal Exc
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combination Dist

Notes

Contra Costa County -DOIT GIS



1: 4,514

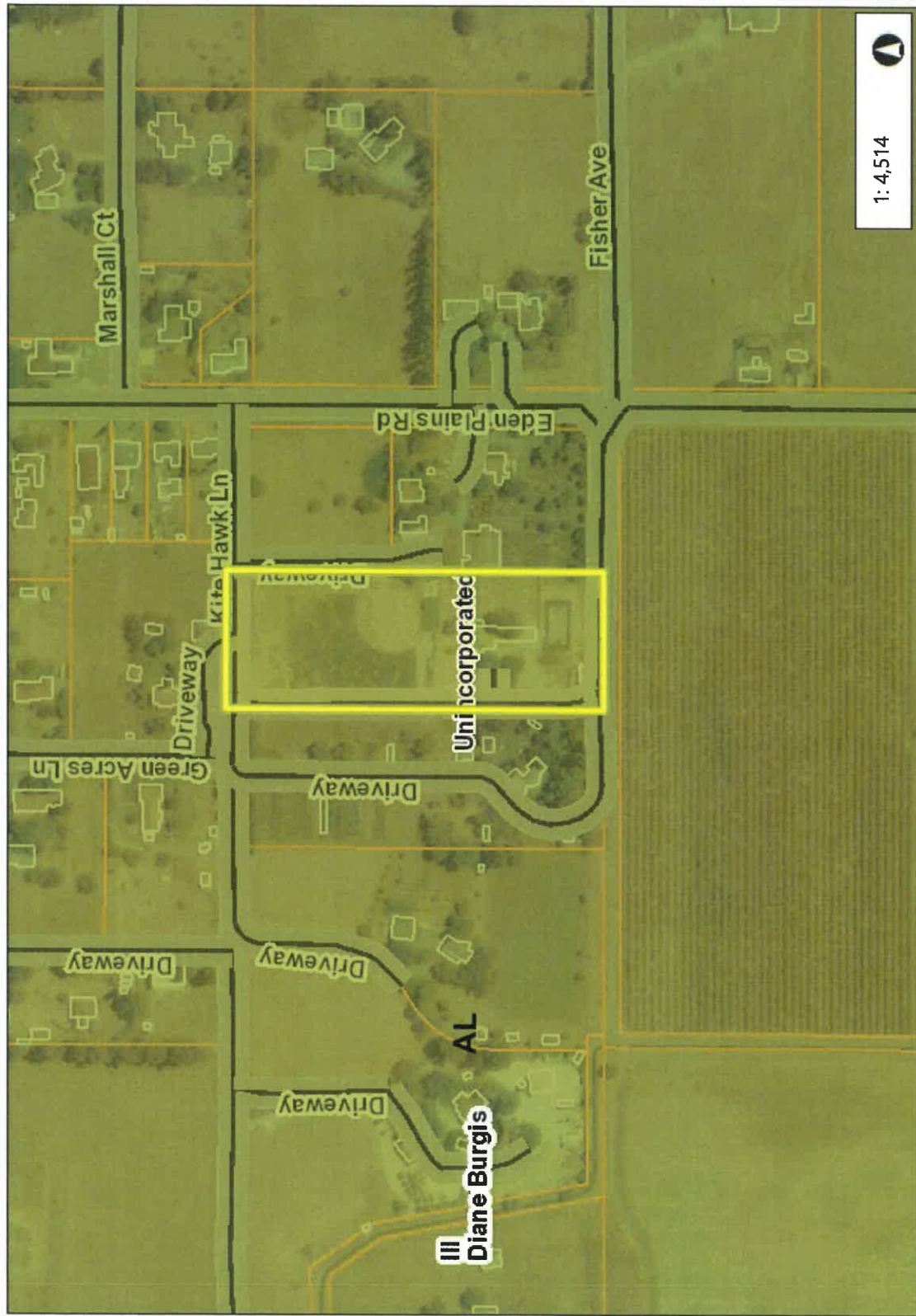
0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere

101 Kite Hawk Lane - General Plan Map



1: 4,514

0.1 Miles 0.07 0

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Board of Supervisors' Districts



City Limits

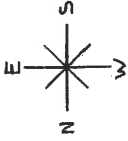
Unincorporated

General Plan

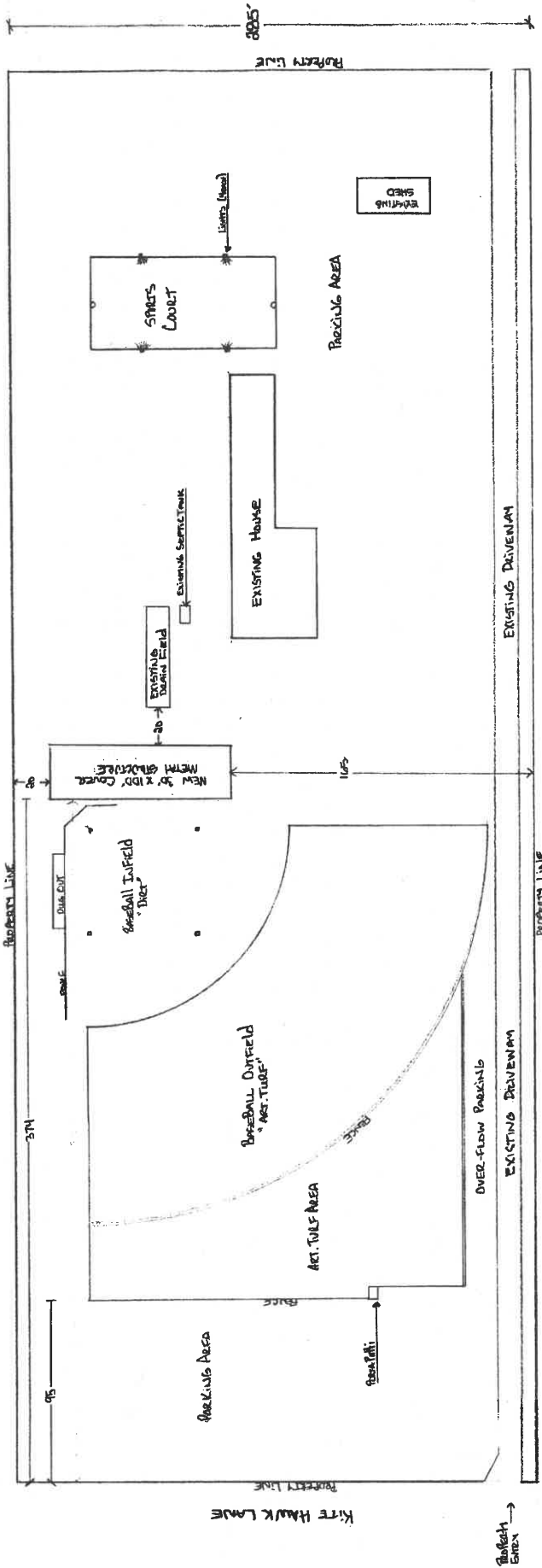
- SV (Single Family Residential - Very Low Density)
- SL (Single Family Residential - Low Density)
- SM (Single Family Residential - Medium Density)
- SH (Single Family Residential - High Density)
- ML (Multiple Family Residential - Low Density)
- MM (Multiple Family Residential - Medium Density)
- MH (Multiple Family Residential - High Density)
- MV (Multiple Family Residential - Very High Density)
- MS (Multiple Family Residential - Single-Family Attached)
- CC (Congregate Care/Senior Housing)
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercial)
- M-6 (Bay Point Residential Mixed L)
- M-7 (Pittsburg/Bay Point BART Sta)
- M-8 (Dougherty Valley Village Cent)
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park A)

Notes

Contra Costa County -DOIT GIS



771.56'



PROPERTY OWNERS: TRAVIS & BEVERLY CLEVELAND
 PROPERTY ADDRESS: 101 KITE HAWK LAKE
 BENTWOOD, CA 94513
 LOT SIZE: 219,841.5 S.F.
 SCALE: 1/8" = 5'0"
 PARCEL NUMBER: D15-D10-055

SEPTIC TANK NOTES:
 - NEW SEPTIC TANK INSTALLED BY
 DRAINAGE FIELD MAINTAINED BY
 WILLIAMS SANITARY SERVICES.
 - REPAIR #00000000
 - FINAL REPORT SIGNED OFF ON
 DEC. 30, 2000

DESCRIPTION OF PROPOSED WORK:
 - 3000 S.F. NEW METAL COVERED STRUCTURE
 MANUFACTURED & BUILT BY AMERICAN COOPER, INC.
 FOR TRACTOR, TRACTOR ACCESSORIES, ROPS MOWER
 TOOLS AND ETC.

May 8, 2021

Department of Conservation and Development
Community Development Division

RE: Parcel #015-010-055

**Travis and Beverly Cleland
101 Kite Hawk Lane
Brentwood, CA 94513**

To Whom it may concern;

We are applying for a land use permit so that we can continue to allow three baseball teams in our community to use our baseball field and to also continue to allow the use of our basketball court for the training of our community's youth.

Quick history on our baseball field and basketball court. We built our baseball field on our 5- acre property approximately 10 years ago, (+/-). We originally built the field for our three boys because it was hard to find fields to practice on. Once our boys stopped playing baseball, we started letting three teams use our field approximately five years ago, (+/-). The age group of the three different teams are 10, 11 and 12 year olds. We **DO NOT CHARGE** these teams for the use of our field, it's absolutely 100% free! They're only required to maintain the field and clean up after themselves. We installed our basketball/sports court as a family project because we love to play basketball and other types of court games. We also live pretty far from any parks or schools that my children could safely ride their bike or walk to. We have a good friend who asked to use our court for training youth boys and girl from elementary to high school ages. Again, we **DO NOT CHARGE** them for the use of our court and the same rules we have for the baseball teams apply to them as well.

Baseball Field General Information and Land Use Plans

- The baseball field is located on the north end of our property, see attached drawing for location of baseball field.
- The parents enter our property from Kite Hawk Lane which is part of our property easement. We require the cars to drive 15mph on Kite Hawk Lane and 5mph once on our property. Our property is the first property on the left once you turn onto Kite Hawk Lane, (little to no impact on neighbors since we're the first property/driveway you can turn on).
- Once on the property, we have a large parking area at the most northern part of the property to easily handle the parking, see attach drawing for location. All parking is required to stay on our property and not on Kite Hawk Lane or neighbor's properties.

- We have porta-potties restrooms located between the baseball field fence and the parking lot. These portable restrooms are cleaned weekly by a service, see attached drawing for location.
- Three baseball teams use the field Monday through Friday usually starting at around 3:30pm – 7:30pm. We sometimes use the fields on Saturdays or Sundays to make up for lost practice days during the week because of inclement weather either from rain or being too hot.
- Each team has approximately 10 to 12 kids per team and each team usually practices at separate times.
- We would like to hold ten weekend fundraising scrimmages per baseball season.
- We have an engineered metal covered structure that measures 30' x 100' that will house land use equipment and also will have an area for the kids to hit under to keep them out of sun and rain exposure. We will be putting hard-wired lights in this structure at some point, but for now, we're using plug in lights.
- We are planning on putting four lights up for the baseball field at some point as well. One along first baseline, one along third baseline, one behind the backstop and one behind the fence in outfield. We're not sure when we'll be doing this because we will need to fundraise for this improvement.
- We have required rules for our property that consist of;
 - Insurance requirements
 - Field hours are 9am – 8pm
 - All garbage must be picked up and put in garbage cans daily
 - No drug use allowed or sales of alcohol
 - 5mph on the property and 15mph on Kite Hawk Lane
 - Field maintenance by the teams and parents which includes a once a year filling of the pot holes in front of my property on Kite Hawk Lane as well as on my property
 - No fighting
 - It is very rare that a ball goes onto any of our spread out neighbor's properties, but if a ball does end up on their property, we have instructed the teams to leave the ball for either the neighbor to throw it back or that the neighbor has the right to keep it. No one is allowed to go on any of the neighbor's properties for any reason
 - Most important rule; have fun, be safe, respect others and learn life lessons!

Basketball/Sports court General Information and Land Use Plans

- The basketball/sport court is located on the south end of our property, see attached drawing for location of basketball/sport court.
- The parents enter our property from Kite Hawk Lane which is part of our property easement. We require the cars to drive 15mph on Kite Hawk Lane and 5mph once on our property. Our property is the first property on the left once you turn onto Kite Hawk Lane, (little to no impact on neighbors since we're the first property).
- Once on the property, we have a large parking area at the most southern part of the property to easily handle the parking, see attach drawing for location. All parking is required to stay on our property and not on Kite Hawk Lane.
- We have porta-potties restrooms located between the baseball field fence and the parking lot. These portable restrooms are cleaned weekly by a service, see attached drawing for location.
- Our friend uses the basketball court usually three to four times a week. During the week they start at around 3:30pm – 7:30pm and the weekends from 9am-1pm. **Of course my family and I will use the court anytime we want since we originally built it for our use and entertainment.**

- Each of those day they will have anywhere from 1 to 15 kids per lessen.
- We have four light poles with LED lights around the basketball/sport court for when the sun goes down. We have walked the surrounding properties to make sure that the lights are not beaming onto our neighbor's house and it appears that the large trees surrounding our property and the height of the existing light poles, the light is clearly blocked.
- We have required rules for our property that consist of;
 - Insurance requirements
 - Court hours for trainers 9am – 8pm
 - All garbage must be picked up and put in garbage cans daily
 - No drug use allowed or sales of alcohol
 - 5mph on the property and 15mph on Kite Hawk Lane
 - Court maintenance by the trainer and kids which includes a once a year filling of the pot holes in front of my property on Kite Hawk Lane as well as on my property
 - No fighting
 - Most important rule; have fun, be safe, respect others and learn life lessens!

Conclusion Statement

My wife and I grew up involved in sports from playing to coaching and love what sports can teach children. We feel blessed that we're able to open up our property to families at **NO CHARGE** to help reduce their costs to be involved with sports. We love that we can provide a safe place where the kids can play, learn and socialize. The kids love to coming out here and they take pride in their responsibilities of keeping the field and court in tip top shape. They call this their home field/court! My wife and I love the fact that we can help contribute to the community by keeping the kids active in sports, help their mental and physical health by allowing them to be active outdoors instead of sitting in the house playing video games, keeping them out of the streets doing God knows what and that they're learning life lessons along the way. We have also seen some of these kids move onto college teams and in a few cases onto professional teams. Teams/families that come to our property are from all walks of life, all nationalities and love being a close community. It gives us pride and hope when we look out at these kids and families interacting and truly enjoying each other's company and building life long bonds, especially in today's environment. We truly love what we've created here on our property and so does the community. We definitely feel along with everyone that comes out here with their kids and family and even all the people we talk to in our community around town who don't utilize our property, they **ALL** think this is a huge contribution to our small town living and to the society in general. They say this is truly a **FIELD of DREAMS** and where their kids can strive to be their best and to dream big!!

Even though we're NOT a business and **DO NOT CHARGE \$0.01 CENT** for the use of our property, our property is completely surrounded by businesses. Our neighbor along our east property line is Eden Plains Nursery, our neighbor along our west property line is Kite Hawk Farms and the neighbor on my south property line is one of Dwelley Farm's cherry orchards. I know that some of the families utilize my neighbor's businesses by buying their products from time to time, which is great for their local businesses. The overwhelming community as well as my wife and I feel that our property amongst all the businesses fit right in and should easily qualify for an approved land use permit. Thanks for your consideration and look forward to continuing our little piece of small town field of dreams!

Respectfully Submitted,

Travis and Beverly Cleland

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, JULY 7, 2021

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

JUN 8 0 2021

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT Please click the link below to join the webinar:

<https://cccounvty-us.zoom.us/j/84718270175>

Meeting ID: 84718270175

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a. MELBA D MYGRANT TRE (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) (APN: 001-031-022) (Continued from 06.21.2021 TM) CF Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. JOHN LIMA (Applicant and Owner), County File #CDLP15-02048: A request for approval of a land use permit for the construction of a second residence with a tree permit to work within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree, for construction of the new second residence, road improvements, and the construction of a new 60-foot-long culvert to replace an existing 25-foot-long culvert. The project also includes exceptions to the Title 9 collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required. The subject property is located at 6300 Old School Road in the San Ramon area. (Zoning: Exclusive Agricultural (A-80)) (APN: 204-050-028) MM Staff Report
- 3b. CROWN CASTLE (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #CDLP21-2007: The applicant requests approval for a renewal of Land Use Permit #CDLP11-02020, to authorize the continued operation of an existing Sprint/Nextel wireless communications facility on the subject property. No modifications to the existing facility are proposed with this application. The subject property is located on Vasco Road approximately 2 miles south of Camino Diablo, in the Byron Area. (Zoning: A-3 Heavy Agricultural) (APN 001-011-047)) AV Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. O'BRIEN HEAVY HAULING (Applicant) - PREMIER DEVELOPMENT, LLC (Owner), County File #CDDP18-03016: The applicant requests approval of a Development Plan to authorize the establishment of a trucking yard for the storage of specialized heavy-hauling trailers on the subject property. The project involves the installation of compacted gravel throughout the proposed trailer parking area, and access improvements along Brookside Drive and Pittsburg Avenue frontages. No buildings are proposed with this application. The application includes deviation requests to forego landscaping requirements, and to forego the paving of the trailer parking area as required by the Chapter 82-16 of the County Ordinance Code. The subject property is located at 150 Brookside Drive in the North Richmond Area. (Zoning: P-1 North Richmond Planned Unit District) (APN 408-203-016) AV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 19, 2021.

RECEIVED

JUN 23 2021

BY: _____

NOTICE OF A PUBLIC HEARING

On WEDNESDAY, JULY 7, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

CROWN CASTLE (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #CDLP21-2007: The applicant requests approval for a renewal of Land Use Permit #CDLP11-02020, to authorize the continued operation of an existing Sprint/Nextel wireless communications facility on the subject property. No modifications to the existing facility are proposed with this application. The subject property is located on Vasco Road approximately 2 miles south of Camino Diablo, in the Byron Area. (Zoning: A-3 Heavy Agricultural) (APN 001-011-047))

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the July 7, 2021, Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Adrian Veliz at 925-655-2879 or Adrian.Veliz@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, WEDNESDAY, JULY 14, 2021

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

RECEIVED

JUN 24 2021

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT

<https://cccouny-us.zoom.us/j/84805884732>

Meeting ID: 848 0588 4732

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS:
- 2a. LIN YATES (Applicant) - MIRAMONTE COMPANY (Owner) - JEANNE ANDRE (Appellant), County File #CDTP21-00012: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to remove a code protected 30" Valley Oak Tree. The code protected tree is located on the common area of Subdivision 4127 Northgate Parcel C, between parcels 70 and 71 at the address of 3148 Lippizaner Lane, in the unincorporated Walnut Creek area of Contra Costa County. (Zoning: Planned Unit (P-1)) (APN: 138-091-064) EL Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JULY 28, 2021.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JULY 19, 2021

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

JUL 15 2021

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccounv-us.zoom.us/j/82663329027>

Meeting ID: 826 6332 9027

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. MISION PENTECOSTES CASA DE ALFARERO INTERO (Applicant & Owner), County File #CDLP19-02001: An application for approval of a Land Use Permit for the construction of a new 23,000-square-foot church for the Mision Pentecostes congregation to replace the existing facility at 2224 Willow Pass Road, with a tree permit to remove one code protected palm tree. The existing 1,232-square-foot residence will remain and will be used as housing for the church pastor. The subject properties are located at 2239 Willow Pass Road and 29 Bella Vista Road in the Bay Point area. (Zoning: Bay Point Planned Unit (P-1) District) (APNs: 095-081-020 & 095-081-023) GF Staff Report

- 2b. GLOBAL SIGNAL ACQUISITIONS II, LLC ("CROWN CASTLE"), C/O NICOLE COMACH (Applicant) - ROBERT D. AND VELINA M. HERRENKOHL (Owner), County File #CDLP21-02009: A request for approval of a land use permit to allow the renewal of expired Land Use Permit #CDLP11-02009, for the continued operation of an existing wireless telecommunications facility. Sprint is presently leasing space on the existing tower and no modifications to the existing facility are proposed at this time. The subject property is located at 816 Port Chicago Highway, Bay Point area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit Development) (Assessor's Parcel Number: 098-020-001) DL Staff Report
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. ANDREW DABILL (Applicant) - CHRISTOPHER KRETZ (Owner), County File #CDDP21-03011: An application for a Development Plan to allow the construction of a 696-square-foot outdoor accessory shade structure that will cover an existing permitted plant nursery outdoor display for an Ace Hardware business. The shade structure will be located on existing hardscape and will not expand the current use. The subject property is located at 3207 Danville Boulevard in the Alamo area. [Zoning: Retail-Business (R-B), Cannabis Exclusion Combining District (-CE), Sign Control Combining District (-S-2) APN: 198-010-016] EL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 2, 2021.
